

Spencer County Plan Commission
Meeting Minutes
July 24, 2008

The Spencer County Plan Commission held its monthly meeting on Thursday July 24, 2008. Members in attendance were Nathan Helms, Charlie Waninger, Pete Rapp, Steve Sisley and Nicholas Held. Absent were Al Logsdon, Rex Winchell, Bobby Cochenour and Scott Sublett.

Chairman Nathan Helms called the meeting to order at 7:04pm. A copy of May minutes that were mailed out stand approved as presented. First order of business review of sub division ordinance. Don Schulte of Key Realty present and spoke on his experience of building sub divisions. He stated when building a road he likes to have the County Engineer there at ever step so they know it's being built correctly. When it's time to turn it over to the county they know it was done correctly, he also spoke on the Performance and Maintenance Bond. A lengthy discussion was held on the maintenance bond and if it could be done at a lower percentage. Helms stated roads don't last forever, therefore break down maintenance bond twenty-fifty percent. Helms stated we need to be sure County is covered.

Attorney Wetherill stated the maintenance bond will become effective at the termination date of the performance bond, or upon completion of construction, and shall be in effect until at least 70% of the lots are developed or for two years, whichever is later, after which period acceptance of the improvements covered shall be made by the county approval of the County engineer. Bonds are in place for developers to do the job correctly, to the process ensures an adequate bond will be in effect at all stages of construction and maintenance.

Administrator Cail stated the performance bond also carries drainage, and several houses are built before they notice a drainage problem.

Wetherill stated there are safe guards in place for developers to do it right as long as they follow acquired certification.

Helms stated at our next meeting we will discuss maintenance bond and the percentage.

Wetherill stated on page 20 of our sub division ordinance section G 1-4 is the final plat, when finial plat is done it merges into maintenance bond.

Helms asked if there were any concerns on draft check list. Waninger and Sisley stated they were fine with it. Pete Rapp made a motion to approve draft check list, 2nd by Steve Sisley, all in favor. Wetherill pointed out these procedures are already, in place. We are merely making a checklist for use by prospective developers.

Cail announced a meeting Thursday July 31st at Information Center on Proposed Zoning for the US 231 Abraham Lincoln Economic Corridor Study. Cail also announced she would be off for two-three weeks due to surgery.

Motion made to adjourn the meeting by Pete Rapp, 2nd by Steve Sisley, all in favor.

Meeting adjourned at 8:05pm.

Next meeting August 28, 2008 @ 7:00pm